

REPORT TO COUNCIL



Date: November 21, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0055

Owner: Kuchma, Ryan & Rebekah

Address: 1760 Kloppenburg Rd

Applicant: Kuchma, Ryan

Subject: Rezoning Application

Existing OCP Designation: S-Res – Suburban Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z22-0055 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 18 Township 27 ODYD Plan 21506, located at 1760 Kloppenburg Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a carriage home.

3.0 Development Planning

Development Planning staff support the application to rezone the subject property to RU1c – Large Lot Housing with Carriage House zone to allow for the construction of a new carriage house.

The lot has a future land use designation of Suburban – Residential (S-RES), and the proposed zone is consistent with this future land use designation. The future land use speaks to the accommodation of single and two dwelling growth, with opportunities for secondary suites and carriage houses in the Suburban

Neighbourhood. The application meets several Official Community Plan (OCP) policies for sensitive infill. The property is connected to City sanitary sewer and is within the Permanent Growth Boundary.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU1c is to facilitate the development of a new carriage house. The applicant has submitted a conceptual site plan showing the carriage house on the property. The proposed carriage house will be located in the rear of the property with parking provided in front of the principal residence. The proposal indicates that the carriage house can be constructed to meet all Zoning Bylaw Regulations without any variances. Should Council support this rezoning application, the project could proceed to a Building Permit application.

4.2 Site Context

The properties around the subject property are primarily zoned RU1 – Large Lot Housing and RU4 – Two Dwelling Housing. The subject property is in close proximity to Gopher Creek Linear Park, Black Mountain Elementary School and transit stops. The surrounding area has a Future Land Use Designation of S-RES – Suburban Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Dwelling
East	RU1 – Large Lot Housing	Single Family Dwelling
South	RU1 – Large Lot Housing	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling

Subject Property Map: 1760 Kloppenburg Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable		
Policy	7.2.1	Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.
Ground Oriented Housing		<i>The proposed carriage home is sensitive to and reflects the character of the neighbourhood with respect to building design, height and siting. The subject property is in close proximity to Gopher Creek Linear Pathway and Black Mountain Elementary School.</i>

6.0 Application Chronology

Date of Application Accepted: September 7, 2022
 Date Public Consultation Completed: October 24, 2022

Report prepared by: Jason Issler, Planner I

Reviewed by: Lydia Korolchuk, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Conceptual Site Plan